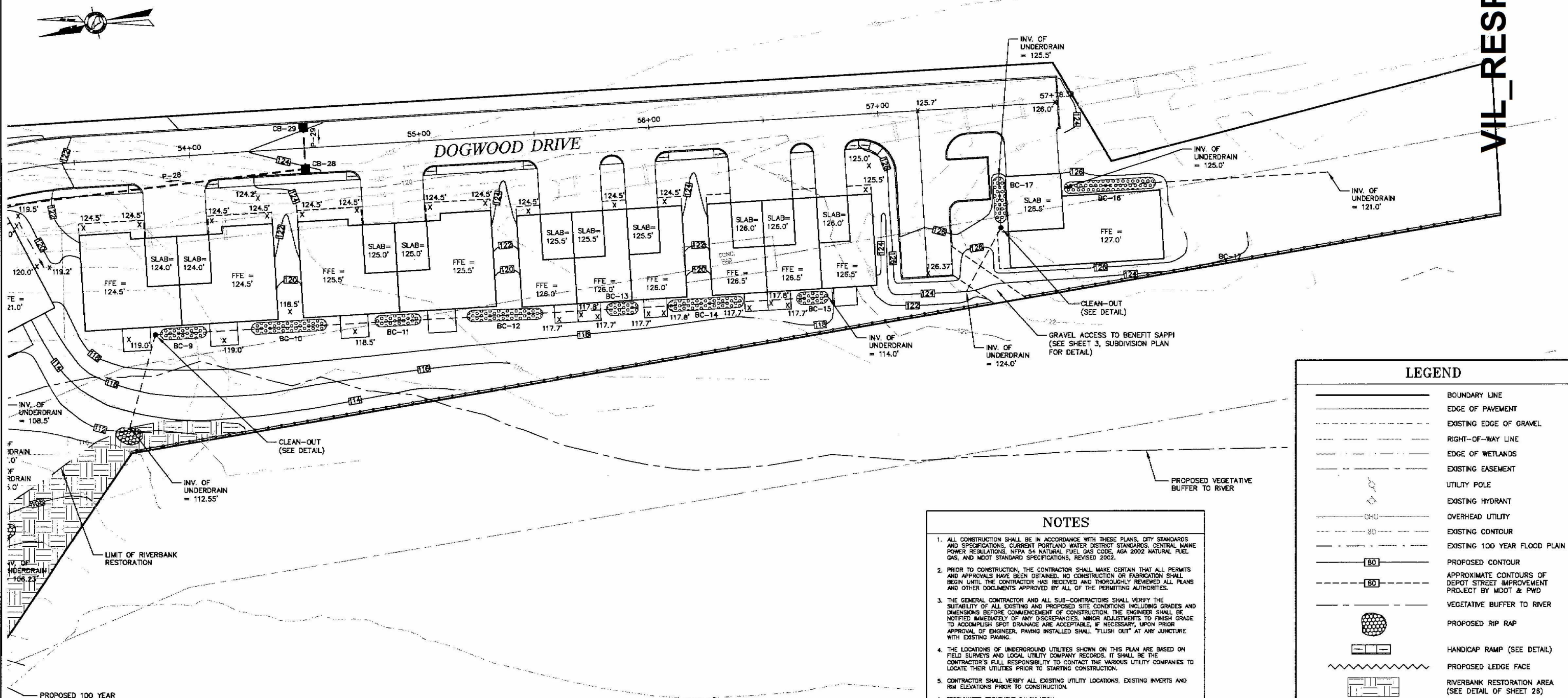


VIL_RESP00716



PROPOSED 100 YEAR FLOOD PLAIN BASED ON FIS 100 YEAR FLOOD ELEVATION

UNDERGROUND DETENTION SYSTEM (SEE DETAILS)

- ### NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS AND SPECIFICATIONS, CURRENT PORTLAND WATER DISTRICT STANDARDS, CENTRAL MAINE POWER REGULATIONS, NEMA 54 NATURAL FUEL GAS CODE, AGA 2002 NATURAL FUEL GAS, AND MDT STANDARD SPECIFICATIONS, REVISED 2002.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
 4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, EXISTING INVERTS AND R/W ELEVATIONS PRIOR TO CONSTRUCTION.
 6. STORMWATER TREATMENT CALCULATION:
TOTAL LOT AREA = 349,787 S.F. = 8.03 Ac.
DISTURBED AREA = 329,030 S.F.
TOTAL DEVELOPED AREA ON-SITE = 318,777 S.F.
TOTAL DEVELOPED AREA TREATED = 254,821 S.F.
% AREA TREATED = 80% ≥ 80% REQ'D. = OK
TOTAL IMPERVIOUS AREA ON-SITE = 184,583 S.F.
TOTAL IMPERVIOUS AREA TREATED = 176,591 S.F.
% AREA TREATED = 95% ≥ 95% REQ'D. = OK
 7. REFER TO THE GEOTECHNICAL INVESTIGATION PERFORMED BY OAK ENGINEERS DATED FEBRUARY 27, 2007 FOR INFORMATION REGARDING FOUNDATIONS, RETAINING WALLS, FILL MATERIAL SPECIFICATIONS, PRE-LOADING REQUIREMENTS, AND ADDITIONAL GEOTECHNICAL CONDITIONS AND SPECIFICATIONS.
 8. WETLAND IMPACT:
740 S.F. OF FRESHWATER WETLAND (MAN-MADE DRAINAGE CHANNEL)
4,800 S.F. OF IMPACT TO PRESUMPTSCOT RIVER (FOR SHORE RESTORATION)
TOTAL IMPACT = 5,540 S.F.
 9. SEE SHEET 29 FOR BIOTRETENTION CELL LEGEND AND DETAILS.
 10. SEE SHEET 29 FOR PIPE AND STRUCTURE SCHEDULES.
 11. ALL BUILDINGS SHALL BE CONSTRUCTED WITH THE F.F.E. A MINIMUM OF 1 FOOT ABOVE 100 YEAR FLOOD PLAIN AND AT AN ELEVATION NO LESS THAN INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) CONDITIONAL LETTER OF MAP REVISION FOR FILL (LOMR) DATED MAY 8, 2007 FOR TOWN OF WINDHAM, PANEL MEMBER 2301890025B.
 12. NO IN-STREAM WORK IS PERMITTED BETWEEN THE DATES OF OCTOBER 1 TO JULY 1.

LEGEND			
	BOUNDARY LINE		
	EDGE OF PAVEMENT		
	EXISTING EDGE OF GRAVEL		
	RIGHT-OF-WAY LINE		
	EDGE OF WETLANDS		
	EXISTING EASEMENT		
	UTILITY POLE		
	EXISTING HYDRANT		
	OVERHEAD UTILITY		
	EXISTING CONTOUR		
	EXISTING 100 YEAR FLOOD PLAIN		
	PROPOSED CONTOUR		
	APPROXIMATE CONTOURS OF DEPOT STREET IMPROVEMENT PROJECT BY MDT & PWD		
	VEGETATIVE BUFFER TO RIVER		
	PROPOSED RIP RAP		
	HANDICAP RAMP (SEE DETAIL)		
	PROPOSED LEDGE FACE		
	RIVERBANK RESTORATION AREA (SEE DETAIL OF SHEET 28)		

PROJECT NUMBER: 29522	ACAD FILE: 29522-GRADING.DWG	SCALE: 1" = 20'	DATE: JUNE 1, 2007
GRADING AND DRAINAGE PLAN - SHEET 5			
Project Name and Location: VILLAGE AT LITTLE FALLS ROUTE 202, WINDHAM, MAINE			
Prepared For: HRC-VILLAGE AT LITTLE FALLS, LLC 2 MARKET STREET, PORTLAND, MAINE 04101			
	 Northeast Civil Solutions INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.1000 Fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com 800.882.2227		
SHEET 9 OF 38			

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION

EROSION AND SEDIMENTATION CONTROL PLAN

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION FROM THE PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

THIS REPORT ADDRESSES THE EROSION CONTROL MEASURES TO BE APPLIED TO THE PROPOSED SITE WORK FOR THE PROJECT. REFERENCE IS MADE TO THE EROSION CONTROL DETAILS, SHOWING THE LOCATIONS OF PROPOSED MEASURES INCLUDED IN THIS REPORT.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWNGRADIENT EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2 HAY BALES PLACED IN DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES.

1.3 RIPRAP: PROVIDE RIPRAP IN AREAS WHERE SLOPES ARE STEEPER THAN 2:1 AND AS SHOWN ON THE PLANS.

1.4 LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5 JUTE MESH: STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH CAN BE USED ON SLOPES LESS THAN 3:1. USE JUTE MESH ON SLOPES IN EXCESS OF 3:1.

1.6 INLET PROTECTION: STRAW BALE DROP INLET STRUCTURE

1.6.1 BALES SHALL BE EITHER WIRE-BOUND OR STRING TIED WITH THE BINDINGS ORIENTATED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

1.6.2 BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESS TOGETHER.

1.6.3 THE FILTER BARRIER SHALL BE EXTENDED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

1.6.4 EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

1.6.5 LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

1.7 MAINTENANCE

1.7.1 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1 SITUATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SITUATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS REVEGETATED.

2.2 HAY BALES AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

- A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
- B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES.
- C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
- D. SURROUND STOCKPILE SOIL WITH SITUATION FENCE.

2.4 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOIL WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE IS NOT REQUIRED.

2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1 STORMWATER RUNOFF GENERATED BY THE DEVELOPMENT OF THIS SITE WILL BE COLLECTED IN A CLOSED DRAINAGE SYSTEM AND DETAINED IN AN UNDERGROUND DETENTION SYSTEM.

3.2 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SODDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.3 SLOPES GREATER THAN 2:1 WILL BE TREATED WITH RIPRAP.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS. SEE ITEM NO. 4.

2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:

- A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
- B. SEEDING WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.

STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE ENCLOSED WITH HAY BALES OR SILT FENCE AT THE TOE OF THE PILE.

4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:

- A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
- B. SEEDING WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.8 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP AND HEADWALLS (OSQ = 5" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE PROPOSED ROADWAY SYSTEM. ANY AREAS SUBJECT TO RUTTING WILL BE STABILIZED IMMEDIATELY. THE ENTRANCE TO THOMAS DRIVE WILL BE SWEEP WEEKLY, SHOULD MUD BE TRACKED ONTO IT.

POST-CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWS	SWALES
KENTUCKY BLUEGRASS 0.48 LBS/1000 SF.	CREeping RED FESCUE 0.46 LBS/1000 SF
CREeping RED FESCUE 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
PERENNIAL RYEGRASS 0.11 LB/1000 SF.	TALL FESCUE 0.48 LBS/1000 SF.

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEEDDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.

A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER:

I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.

II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.

B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15, AND APRIL 15, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED.

- A. ONLY UNFROZEN LOAM SHALL BE USED.
- B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
- C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
- D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
- E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
- F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL BOW COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS AND SILT FENCE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ACHAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISE. A AREA DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSES/STREAMS WILL BE SEEDING WITH THE "NEEDS AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDING AS NEEDED. EXPOSED AREAS WILL BE RESEEDING AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED, GRAVEL, OR IF BOW GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. HAY BALES AND SILT FENCE: THE HAY BALES AND SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE:

- A. DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING.
- B. GRADED IN AN AESTHETIC MANNER TO CONFORM TO THE TOPOGRAPHY, FERTILIZED, SEEDING AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

2. MISCELLANEOUS

ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES, THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED, THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY) FERTILIZED, SEEDING AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

4. WINTER CONSTRUCTION

WINTER CONSTRUCTION: CONSTRUCTION PERFORMED ANY TIME BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR SHALL BE CONSIDERED "WINTER CONSTRUCTION," AND SHALL CONFORM TO THE FOLLOWING CRITERIA:

MAXIMUM AREAS WITHOUT STABILIZATION: WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. EXPOSED AREAS SHALL BE LIMITED TO THE AREA THAT CAN BE MULCHED IN ONE DAY, PRIOR TO ANY SNOW EVENT. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NOT MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION OR WITHOUT EROSION CONTROL PROTECTION AT ANY ONE TIME.

STABILIZATION: AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAW AT A RATE OF 100 LB PER 1,000 SF. (WITH OR WITHOUT SEEDING), OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

LOAM OR SEED WILL NOT BE REQUIRED BETWEEN THE DATES OF OCTOBER 15, AND APRIL 15. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, EXPOSED SLOPES SHALL BE FINE-GRADED AND PROTECTED WITH MULCH, OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED AFTER NOVEMBER 1. ANY LOAMED, SMOOTH, FINAL GRADED AREAS MAY BE DORMANT SEEDING AT A RATE OF 200X TO 300X HIGHER THAN SPECIFIED FOR PERMANENT SEED, AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING TEMPERATURES, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING, AND THE SURFACE SHALL BE PROTECTED TEMPORARILY FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED DURING THE WINTER OR ANY OTHER EXTENSION OF NON-SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF HAY BALES OR STONE CHECK DAMS, IN ACCORDANCE WITH THE STANDARD DETAILS.

MULCH ANCHORING: MULCH ANCHORING SHALL BE INSTALLED ACCORDING TO THE FOLLOWING CRITERIA:

- A. BETWEEN NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR TRACK OR WOOD CELLULOSE FIBER.
- B. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH SLOPES GREATER THAN 5% FOR SLOPES EXPOSED TO DIRECT WINDS, AND FOR ALL OTHER SLOPES GREATER THAN 5%.
- C. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 5%.

DAILY PROTECTION: DURING THE PERIOD OF OCTOBER 1 TO APRIL 15, ALL BARE AND EXPOSED EARTH SHALL BE TREATED WITH A DORMANT SEEDING, MULCHED AND ANCHORED AT THE END OF EACH WORKING DAY.

SNOW REMOVAL: SNOW SHALL BE REMOVED PRIOR TO THE APPLICATION OF SEED AND MULCH.

LIMIT OF CONSTRUCTION: THE LIMIT OF CONSTRUCTION FOR THE SITE SHALL BE AS INDICATED ON THE PLANS. NO DISTURBANCE OF SOILS, VEGETATION, OR WETLANDS WILL BE PERMITTED BEYOND THE LIMIT OF DISTURBANCE, EXCEPT IN THE AREAS OF STORMWATER DITCHES, CULVERTS, AND DISCHARGE APRONS.

CONSTRUCTION STAGING AREAS: THE CONSTRUCTION AND STAGING AREAS FOR THE SITE SHALL BE LOCATED WITHIN THE LIMIT OF DISTURBANCE. SILT FENCING SHALL BE PLACED ALL AROUND THE PERIMETER OF THE STAGING/STORAGE AREAS.

SCHEDULE: CONSTRUCTION WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL SYSTEMS TO PROTECT DRAINAGEWAYS AND AREAS OUTSIDE THE CONSTRUCTION LIMITS. SILT FENCING AND DITCH PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE IN THE CONTRIBUTING DRAINAGE AREA, AS SOON AS CONTROL MEASURES ARE IN PLACE, AND PRIOR TO COMMENCING SOIL DISTURBANCE ACTIVITIES. THE CONSTRUCTION ROAD SHALL BE INSTALLED. IT IS IMPERATIVE THAT DISTURBANCES TO VEGETATION BE LIMITED ONLY TO THOSE AREAS, WHICH ARE NECESSARY TO ACCOMPLISH THE WORK.

THE FINE AND VERY FINE SANDY LOAMS THAT WILL BE EXPOSED DURING SITE PREPARATION MAY BE SUSCEPTIBLE TO EROSION, AND CAN UNDERGO STRENGTH LOSS WHEN SUBJECTED TO CONSTRUCTION TRAFFIC AND EXCAVATION ACTIVITIES, PARTICULARLY DURING PERIODS OF PRECIPITATION AND HIGH GROUND WATER LEVELS. THEREFORE, CARE WILL BE EXERCISED DURING CONSTRUCTION TO MINIMIZE DISTURBANCE OF THE BEARING SOILS. ALL TOPSOIL, ORGANIC AND LOOSE SURFACE SOILS WILL BE STRIPPED AND STORED FOR REUSE LATER. SHOULD THE SUBGRADE BECOME SOFT OR DIFFICULT TO WORK AND/OR WHEREVER SUBSURFACE DRAINAGE CAVITIES ARE ENCOUNTERED, THE SUBGRADE WILL BE OVER EXCAVATED AS REQUIRED, AND BACKFILLED WITH GRANULAR FILL OR CRUSHED STONE.

NO IN-STREAM WORK IS PERMITTED BETWEEN THE DATES OF OCTOBER 1 TO JULY 1.

HOUSEKEEPING

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

4. DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. TRENCH OR FOUNDATION DE-WATERING: TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILETED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.



6. NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.

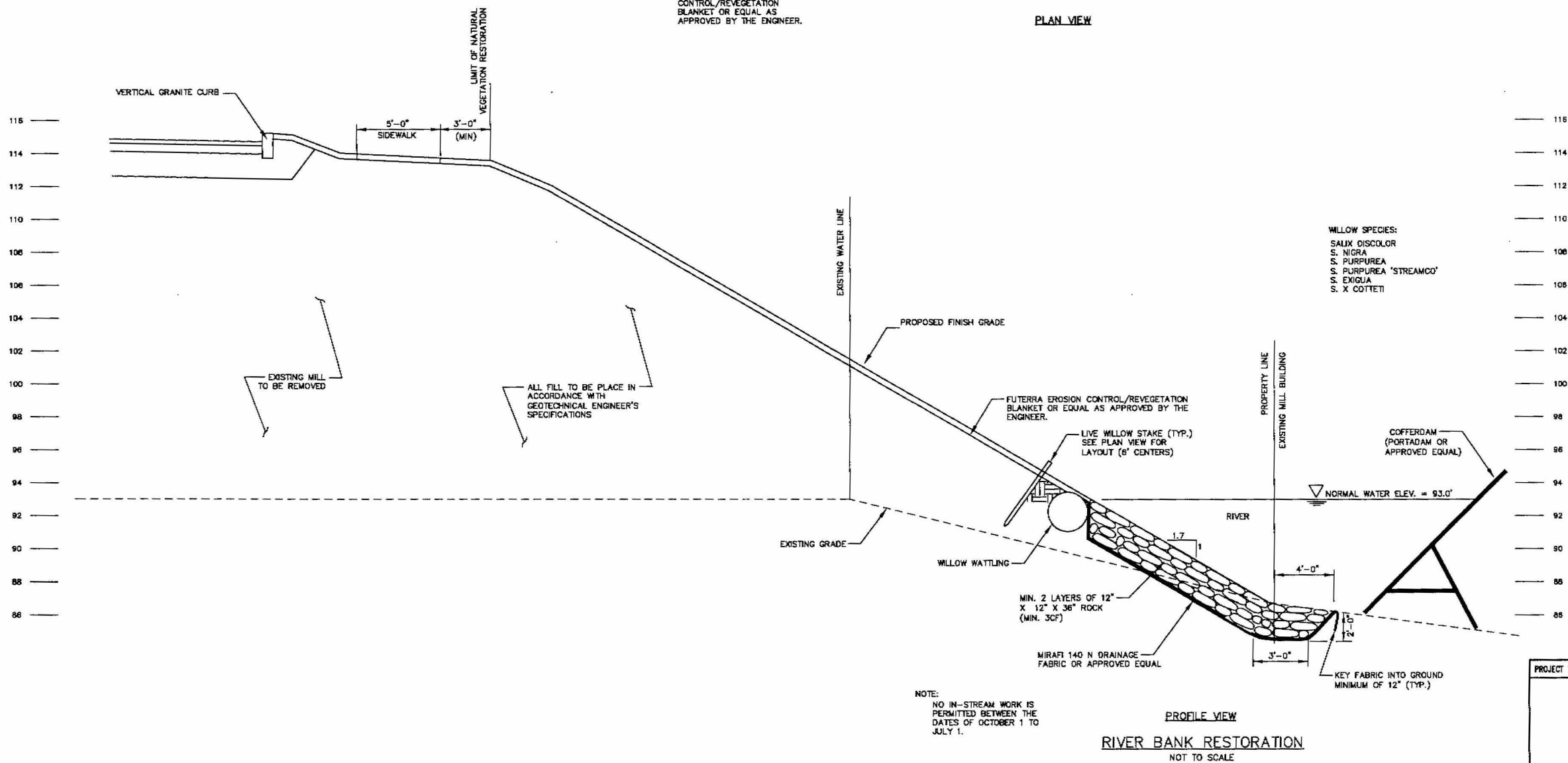
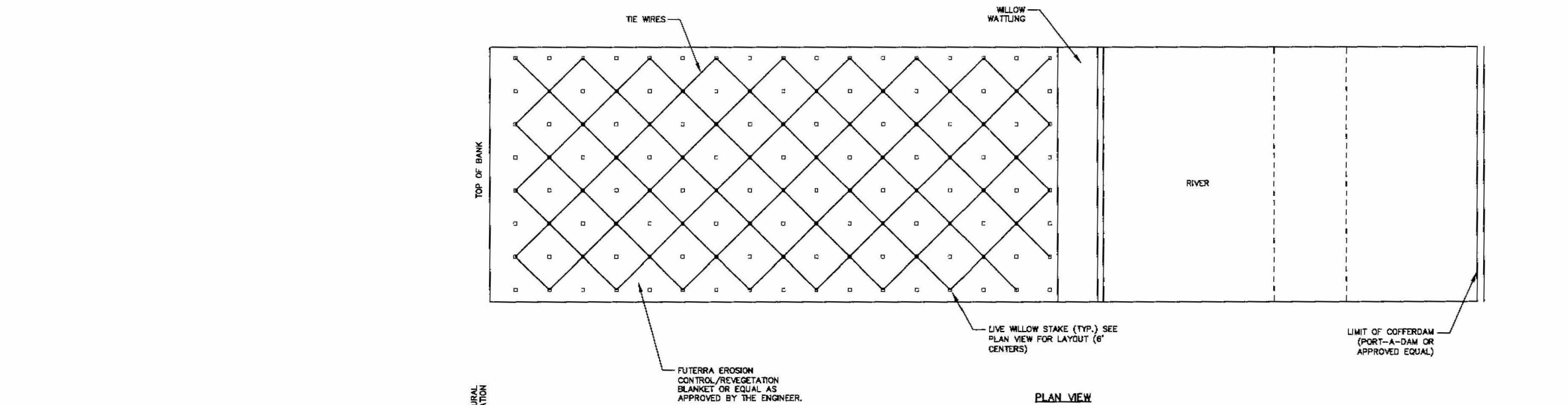
7. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

CONSTRUCTION SEQUENCE

- 1. INSTALL 4' ORANGE PVC CONSTRUCTION FENCE AS SHOWN ON EROSION CONTROL PLAN.
- 2. INSTALL TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES.
- 3. BEGIN MILL DEMOLITION, SITE CLEAN-UP AND SITE CLEARING AS NECESSARY.
- 4. COMMENCE EARTHWORK ACTIVITIES (SEE EROSION AND SEDIMENTATION CONTROL PLAN PRACTICES ON THIS SHEET).
- 5. APPLY PRE-LOAD MATERIAL TO AREA 3 AS IDENTIFIED IN GEOTECHNICAL REPORT.
- 6. ALLOW PRE-LOAD MATERIAL TO SIT IN PLACE FOR 3-5 MONTHS AS DETERMINED BY GEOTECHNICAL ENGINEER.
- 7. AFTER MILL IS DEMOLISHED AND SITE CLEAN-UP IS COMPLETE, INSTALLATION OF COFFERDAM CAN BEGIN.
- 8. ONCE COFFERDAM IS COMPLETE, PUMP WATER OUT OF COFFERDAM.
- 9. COMMENCE RIVER BANK RESTORATION CONSTRUCTION ACTIVITIES.
- 10. PUMP WATER INTO COFFERDAM AND REMOVE COFFERDAM ONCE VEGETATIVE COVER IS ESTABLISHED ON SLOPE.
- 11. AREAS THAT ERODE MORE THAN ONE TIME SHALL BE TREATED WITH EROSION MATTING. IF AREA CONTINUES TO ERODE, CONTACT ENGINEER IMMEDIATELY.
- 12. AFTER VEGETATIVE COVER IS ESTABLISHED, ALL TEMPORARY EROSION CONTROL AND CONSTRUCTION FENCING MAY BE REMOVED.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION

Revision	By	Date	Change
PROJECT NUMBER:	29522	ACAD FILE:	29522-DETAILS.DWG
SCALE:	NTS	DATE:	JUNE 1, 2007
Drawing Name			
EROSION & SEDIMENTATION CONTROL NOTES			
Project Name and Location			
VILLAGE AT LITTLE FALLS			
ROUTE 202, WINDHAM, MAINE			
Prepared For:			
HRC-VILLAGE AT LITTLE FALLS, LLC			
2 MARKET STREET, PORTLAND, MAINE 04101			
			
SURVEYING ENGINEERING LAND PLANNING			
Incorporated			
153 US ROUTE 1, SCARBOROUGH, MAINE 04074			
Tel: 207.863.1000 800.862.2227		Fax: 207.863.1001 e-mail: info@northeastcivilsolutions.com	
SHEET 24 OF 38			

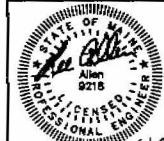


NOTE:
NO IN-STREAM WORK IS
PERMITTED BETWEEN THE
DATES OF OCTOBER 1 TO
JULY 1.

THIS PLAN IS FOR REVIEW PURPOSES ONLY
AND IS NOT INTENDED FOR CONSTRUCTION

Revised	By	Date	Change

PROJECT NUMBER: 29522	ACAD FILE: 29522-DETAILS.DWG	SCALE: MTS	DATE: JUNE 1, 2007
Drawing Name: EROSION & SEDIMENTATION CONTROL DETAILS			
Project Name and Location: VILLAGE AT LITTLE FALLS ROUTE 202, WINDHAM, MAINE			
Prepared For: HRC-VILLAGE AT LITTLE FALLS, LLC 2 MARKET STREET, PORTLAND, MAINE 04101			



Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.863.1000 fax 207.863.1001 e-mail info@northeastcivilsolutions.com
800.882.2227

Windham Update
July 10, 2003

Environmental:

Site: Jacques Whitford completed marking of additional test pits and was contracting for excavation and testing. Environ will be one of the bidders for the work.

The test pit results will be used to help set the VRAP clean-up standard. I expect the work to be completed in 2-4 weeks

Transformers: Environ completed its cataloguing and follow-up. The next step is the testing of appx 20-25 transformers and conductors by a firm from NY. I gave Ron the go-ahead to complete the work which is expect to cost appx \$2500-\$3000. He will then be able to determine the clean-up costs.

Building

VIL_RESP00719

Keddy Mill PCB Sampling Results

	Units	SS-1	SS-2	SS-3	SS-4	SS-5	SS-6	SS-7	SS-8	SS-9	SS-10	SS-11	SS-12	SS-13	SS-14	SS-15
Depth		0-6"	6-12"	12-18"	0-6"	6-12"	12-18"	0-6"	6-12"	6-12"	0-6"	0-6"	0-6"	0-6"	6-12"	12-18"
Location		Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room	Generator Room
Arochlor-1016	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1221	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1232	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1242	ug/Kg	6760	43200	27200	35600	11200	7410	118000	36000	110000	81700	51300	61500	121000	21800	20300
Arochlor-1248	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1254	ug/Kg	2280	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1260	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

	Units	SS-16	SS-17	SS-18	SS-19	SS-20	SS-23	SS-24	SS-25	SS-26	SS-27	SS-28	SS-29	SS-30
Depth		0-6"	6-12"	0-6"	6-12"	0-6"	0-6"	6-12"	6-12"	0-6"	0-6"	0-6"	0-6"	0-6"
Location		Near Concrete Ramp in Basement	Near Concrete Ramp in Basement	Near Concrete Ramp in Basement	Near Concrete Ramp in Basement	Near Concrete Ramp in Basement	Right Hand Pile - First Floor	Right Hand Pile - First Floor	Right Hand Pile - First Floor	Left Hand Pile - First Floor	Left Hand Pile - First Floor	Left Hand Pile - First Floor	Left Hand Pile - First Floor	Left Hand Pile - First Floor
Arochlor-1016	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1221	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1232	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1242	ug/Kg	8140	1390	5320	ND	41800	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1248	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Arochlor-1254	ug/Kg	4780	2150	3930	14000	27500	71	26	ND	869	332	509	658	ND
Arochlor-1260	ug/Kg	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

SS-21 is a duplicate of SS-20.

SS-25 is a duplicate of SS-24.

All samples collected with a pre-cleaned sampling device.

BP Environmental, Inc.
Phone: (410) 745-0919
Fax: (410) 745-0922

Table
Groundwater Analytical Results
Legend
GFM-101-
16 of 16

Legend

Groundwater Standards are the MDE Interim Final Guidance dated 8/01, Table 1 for Type I and Type II Aquifers

Analytical Results are in mg/L

BDL = Below Detection Limits

Exceedances of MDE Interim Standards are bolded.

NA=Not Applicable; =Not Analyzed

NS = No Standard

U = ND (Not Detected)

Not all 8260 analytes are listed; only primary VOCs or detected chlorinated organics are shown

* Due to laboratory accident, certain wells had to be re-sampled.

VIL-RES-00721



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1

1 Congress Street, Suite 1100
BOSTON, MA 02114-2023

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

JUN 20 2006

Ms. Renee Lewis
Village at Little Falls, LLC
2 Market Street, 6th Floor
Portland, Maine 04101

Re: Approval for PCB Cleanup and Disposal under 40 CFR §761.61(a)
Former Keddy Mill
South Windham, Maine

Dear Ms. Lewis:

This is in response to your application for approval of a proposed PCB cleanup plan for the property known as the former Keddy Mill, located at 7 Depot Street, South Windham, Maine (the Site)¹. PCB contamination exceeding the allowable PCB levels under the federal PCB regulations at 40 CFR §761.61 has been identified in various materials at the Site, including dirt/debris, dried sludges, oily materials, concrete and fuel oil piping. Given the quantity of the miscellaneous materials scattered through the former mill building, you have proposed a phased approach to assess and cleanup the PCB contamination at the Site in the following manner:

- Phase I: Removal and off-site disposal of dried sludge, dirt/debris, oily material, and associated fuel piping. These wastes and associated decontamination wastes will be disposed of as a greater than (>) 50 parts per million (ppm) *PCB remediation waste*.
- Phase II: Assessment of the building interior *porous surfaces*, including concrete, brick, and wood. A separate PCB remedial plan will be submitted to address *PCB remediation waste* identified during this phase.
- Phase III: Assessment of soil located exterior to and beneath the Site building. A partial building demolition is proposed to access the soils beneath the building. A separate PCB remedial plan will be submitted to address *PCB remediation waste* identified during this phase.

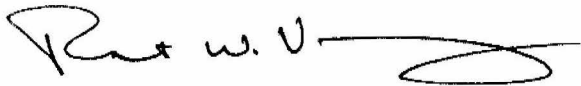
¹ Information was submitted on your behalf by Ransom Environmental Consultants, Inc, and was provided to satisfy the notification requirement under CFR §761.61(a). Information was provided dated November 22, 2005 and April 28, 2006. These submissions will be referred to as the "Application."

VIL_RESP00722

Given the current Site conditions, your proposed approach is reasonable for purposes of completing the assessment of the Site and developing separate plans to address identified PCB contaminated materials. The proposed cleanup and disposal of the PCB-contaminated materials from the Site under the Phase I activities meet the self-implementing cleanup and disposal requirements under 40 CFR §761.61(a)(5). Accordingly, EPA is approving your Application and you may proceed with the Phase I PCB cleanup and off-site disposal activities under 40 CFR §761.61(a) and the Application, subject to this Approval and the conditions of Attachment 1.

EPA will not consider the Phase I project complete until it has received all submittals required under this Approval. Should you have any questions on this matter, please contact Kimberly Tisa at (617) 918-1527.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Varney", followed by a long horizontal flourish.

Robert W. Varney
Regional Administrator

Attachment 1

cc: T. Coffin, Ransom
N. Hodgkins, MEDEP
T. Plante, Town of Windham
File

VIL_RESP00723

ATTACHMENT 1: PCB CLEANUP AND DISPOSAL APPROVAL
FORMER KEDDY MILL
7 DEPOT STREET, SOUTH WINDHAM, MAINE

GENERAL CONDITIONS

1. This Approval is granted under the authority of Section 6(e) of the Toxic Substances Control Act (TSCA), 15 U.S.C. §2605(e), and the PCB regulations at 40 CFR Part 761. This Approval applies solely to the Phase I activities and to the *PCB remediation waste* identified in the Application under the Phase I activities.
 - a. This Approval requires an assessment of potential PCB contamination at the Site following Phase I activities. The Village at Little Falls, LLC (VLF) shall conduct an assessment of potential PCB contamination both indoors and outdoors and shall submit a cleanup plan for EPA review and approval. In the alternative, VLF shall submit documentation that cleanup of this property is not required under TSCA and the federal PCB regulations at 40 CFR Part 761. This does not preclude the applicability of any state requirements by the Maine Department of Environmental Protection.
2. VLF shall conduct on-site activities in accordance with the conditions of this Approval and with the Application.
3. This Approval shall be revoked if the EPA does not receive written notification of VLF's acceptance of the conditions of this Approval within 10 business days of receipt.
4. In the event that the activities described in the Application differ from the conditions specified in this Approval, the conditions of this Approval shall govern.
5. The terms and abbreviations used herein shall have the meanings as defined in 40 CFR §761.3 unless otherwise defined within this Approval.
6. VLF must comply with all applicable federal, state and local regulations, including the storage, handling, and disposal of all PCB wastes, PCB Items and decontamination wastes generated under this Approval. In the event of a new spill during response actions, VLF shall contact EPA within 24 hours for direction on PCB cleanup and sampling requirements.
7. VLF is responsible for the actions of all officers, employees, agents, contractors, subcontractors, and others who are involved in activities conducted under this Approval. If at any time VLF has or receives information indicating that it or any other person has failed, or may have failed, to comply with any provision of this Approval, VLF must report the information to EPA in writing within 24 hours of having or receiving the information.

VIL_RESP00724

8. This Approval does not constitute a determination by EPA that the selected transporters or disposal facilities are authorized to conduct the activities set forth in the Application. VLF is responsible for ensuring that the selected transporters and disposal facilities are authorized to conduct these activities in accordance with all applicable federal, state and local statutes and regulations.
9. VLF shall notify EPA in writing of the scheduled date of commencement of on-site activities at least 3 business days prior to conducting any work under this Approval.
10. This Approval does not waive or compromise EPA's enforcement and regulatory authority, nor release VLF from any applicable requirements of federal, state or local law.

REMEDIAL and DISPOSAL CONDITIONS

11. Prior to initiating onsite work under this Approval, VLF shall submit the following information for EPA review and/or approval:
 - a. a certification signed by its selected remediation contractor, stating that the contractor has read and understands the Application, and agrees to abide by the conditions specified in this Approval; and
 - b. the contractor work plan detailing the specific methods for removal, handling, and disposal of PCB-containing oils that may be generated during removal of the fuel oil pipelines.
12. PCB waste generated as a result of the activities described in the Application, excluding any decontaminated materials, shall be marked in accordance with §761.40; stored in accordance with §761.65; and, disposed of in accordance with 40 CFR §761.61(a)(5), unless otherwise provided below:
 - a. Non-liquid cleaning materials, such as PPE and similar materials resulting from decontamination, shall be disposed of in accordance with 40 CFR §761.79(g)(6).
 - b. Moveable equipment, tools, and sampling equipment shall be decontaminated in accordance with either 40 CFR §761.79(b)(3)(i)(A), §761.79(b)(3)(ii)(A), or §761.79(c)(2).
 - c. PCB-contaminated water generated during decontamination or dewatering shall be decontaminated in accordance with 40 CFR §761.79(b)(1) or disposed of under §761.70.

INSPECTION, MODIFICATION AND REVOCATION CONDITIONS

13. VLF shall allow any authorized representative of the Administrator of the EPA to inspect the Site and to inspect records and take samples as may be necessary to determine compliance with the PCB regulations and this Approval. Any refusal to allow such an inspection (as authorized by Section 11 of TSCA) shall be grounds for revocation of this Approval.
14. Any proposed modification(s) in the plan, specifications, or information in the Application must be submitted to EPA no less than 14 calendar days prior to the proposed implementation of the change. Such proposed modifications will be subject to the procedures of 40 CFR §761.61(a)(3)(ii).
15. Any departure from the conditions of this Approval without prior, written authorization from the EPA may result in the revocation, suspension and/or modification of the Approval, in addition to any other legal or equitable relief or remedy the EPA may choose to pursue.
16. Any misrepresentation or omission of any material fact in the Application or in any records or reports may result in the EPA's revocation, suspension and/or modification of the Approval, in addition to any other legal or equitable relief or remedy the EPA may choose to pursue.

RECORDKEEPING AND REPORTING CONDITIONS

17. VLF shall prepare and maintain all records and documents required by 40 CFR Part 761, including but not limited to the records required under Subparts J and K. A written record of the cleanup shall be established and maintained by VLF in one centralized location for a minimum of 3 years. All records shall be made available for inspection by authorized representatives of EPA.
18. VLF shall submit a final report to EPA within 60 days of completion of the activities authorized under this Approval. At a minimum, this final report shall include: a short narrative of the remedial activities; analytical sampling results (if applicable); copies of the accompanying analytical chains of custody; field and laboratory quality control/quality assurance checks; an estimate of the quantity of PCB waste disposed of; copies of manifests; and copies of certificates of disposal or similar certifications issued by the disposer.

19. Required submittals shall be mailed to:

Kimberly N. Tisa, PCB Coordinator
United States Environmental Protection Agency
1 Congress Street, Suite 1100 - CPT
Boston, Massachusetts 02114-2023
Telephone: (617) 918-1527
Facsimile: (617) 918-0527

20. No record, report or communication required under this Approval shall qualify as a self-audit or voluntary disclosure under EPA audit, self disclosure or penalty policies.

END OF ATTACHMENT 1

Village at Little Falls, LLC
2 Market Street, 6th Floor
Portland, ME 04101
207-772-7219

June 30, 2006

Ms. Kimberly N. Tisa, PCB Coordinator
United States Environmental Protection Agency
1 Congress Street, Suite 100 – CPT
Boston, MA 02114-2023

Re: Approval for PCB Cleanup and Disposal under 40 CFR 761.61(a)
Former Keddy Mill
South Windham, Maine

Dear Ms. Tisa:

Village at Little Falls, LLC (VLF) is in receipt of your letter indicating approval for PCB Cleanup and Disposal under 40 CFR 761.61(a). The letter arrived by Certified Mail and is dated June 20, 2006.

VLF understands and agrees to abide by the conditions set forth in your approval letter. These conditions include: (1) General Conditions; (2) Remedial and Disposal Conditions; (3) Inspection, Modification and Revocation Conditions; and (4) Recordkeeping and Reporting Conditions.

VLF appreciates your timely review and approval of Phase I of the planned PCB cleanup program.

Sincerely,

Village at Little Falls, LLC



Ms. Renee Lewis
Manager

VIL_RESP00728

**Ship**

Track/History

Address Book

Preferences

Fast Ship

Reports

My Profile

<< Log out

Home

**Ship to:**

Ms. Kimberly N. Tisa, PCB
 Coordinat
 US Enviro Protection
 Agency
 1 Congress Street
 Suite 100- CPT
 Boston, MA 021142023
 US
 617-918-1111

Package Type:

FedEx Envelope

Pickup/Drop Off:

contact fedex for courier pickup

Weight:

1 LBS

Dimensions:

0 x 0 x 0 in

Declared Value:

0 USD

Shipper Account Number:

162394517

Bill transportation to:

162394517

Courtesy Rate Quote

*9.54

Discounted variable %

0.00

Special Services:**Purpose:****Shipment Type:**

Express

From:

Bethany Roma
 Questor Company
 2 Market Street, 6th Floor
 Portland, ME 04101
 US
 207-772-7219

Tracking no:

790976441339

Your reference:

Village at Little Falls

Ship date:

Jun 30 2006

Service Type:

Priority Overnight

Print**Return****Please Note**

*The courtesy rate shown here may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdirection, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim.

Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the contents, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits. Consult the applicable FedEx Service Guide for details.

VIL_RESP00729



FAX COVER SHEET

Maine Dept. of Environmental Protection
Bureau of Remediation & Waste Management
17 State House Station
Augusta ME 04333-0017
Tel. (207) 287-2651
Fax (207) 287-7826

Date: June 16, 2005

TO: Todd Coffin / Renee Lewis

Company: _____ phone number: 772-2891 / 772-7219

Fax number: 772-3248 / 772-7011

FROM: Nick Hodgkins Phone #: 287-4854

Number of Pages (including Cover): 3

Comments

Draft "No Action Assurance" letter for Village Falls.
Please review & comment. Thanks!

VIL_RESP00730

[Signature]

June 15, 2005

Village at Little Falls, LLC
c/o Renee Lewis
2 Market Street, 6th Floor
Portland, Maine 04101

DRAFT

Re: Village at Little Falls Property, 7 & 13 Depot Street, South Windham,
Maine-Voluntary Response Action Program No Action Assurance Letter

Ms. Lewis:

The Maine Department of Environmental Protection ("Department") has received and reviewed your application to the Department's Voluntary Response Action Program ("VRAP"), along with the environmental site assessment reports submitted by your environmental consultant for the project, Ransom Environmental Consultants, Inc. ("Ransom"). The application was submitted to the Department with the request that you, as an applicant to the VRAP, receive the protections provided by the VRAP Law.

Based on the information presented in the reports, the Department agrees with the conclusions and recommendations for further actions at the property. The remedial actions include provisions for the excavation and disposal of petroleum and polychlorinated biphenyl ("PCB") contaminated soils, as well as the appropriate encapsulation of some of the PCB contaminated soils as described in the "Voluntary Response Action Plan for Village at Little Falls, LLC, South Windham, Maine", authored by Ransom and dated June 8, 2005.

The Department's concurrence with the proposed actions are conditioned on the prohibition of installation of groundwater extraction wells on the property without the permission of the Department.

Provided that the remedial actions are completed to the satisfaction of the Department, Village at Little Falls, LLC and their successors and/or assigns will be granted the liability protection provided by 38 M.R.S.A. §343-E(1) for the property located at 7 and 13 Depot Street, identified as Lots 6, 7 and 8 on Windham Tax Map 38, and described in Book 1681, Page 99, and Book 18046, Page 32 of the Cumberland County Registry of

VIL_RESP00731

Deeds. The Department will take no action against Village at Little Falls, LLC and those persons identified in 38 M.R.S.A. § 343-E(6).

Once the recommended remedial measures to be implemented at the property are completed, a report demonstrating the successful implementation of the tasks should be forwarded to the VRAP. Upon determining successful conclusion of the remedial tasks, the Department will issue to Village at Little Falls, LLC a Commissioner's Certificate of Completion.

If you have any questions regarding this letter, please feel free to call me at 207-287-4854.

Sincerely,

DRAFT

Nicholas J. Hodgkins
Division of Remediation
Bureau of Remediation & Waste Management

Pc: D. Todd Coffin, Ransom
Jon Woodard, Maine DEP

VIL_RESP00732



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI

GOVERNOR

DAWN R. GALLAGHER

COMMISSIONER

November 9, 2005

Village at Little Falls, LLC
c/o Renee Lewis
2 Market Street, 6th Floor
Portland, Maine 04101

Re: Village at Little Falls Property, 7 & 13 Depot Street, South Windham,
Maine-Voluntary Response Action Program No Action Assurance Letter

Ms. Lewis:

The Maine Department of Environmental Protection ("Department") has received and reviewed your application to the Department's Voluntary Response Action Program ("VRAP"), along with the environmental site assessment reports submitted by your environmental consultant for the project, Ransom Environmental Consultants, Inc. ("Ransom"). The application was submitted to the Department with the request that Village at Little Falls, LLC and Lumis, Inc., as applicants to the VRAP, receive the protections provided by the VRAP Law.

Based on the information presented in the reports, the Department agrees with the conclusions and recommendations for further actions at the property. The remedial actions include provisions for the excavation and disposal of petroleum and polychlorinated biphenyl ("PCB") contaminated soils, as well as the appropriate encapsulation of some of the PCB contaminated soils as described in the "Voluntary Response Action Plan for Village at Little Falls, LLC, South Windham, Maine", authored by Ransom and dated June 8, 2005.

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AUGUSTA

17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR

106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND

312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE

1235 CENTRAL DRIVE
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: 764-1507

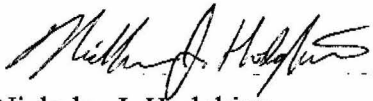
VIL-RESP00733

County Registry of Deeds. The Department will take no action against Village at Little Falls, LLC, Lumis, Inc., and those persons identified in 38 M.R.S.A. § 343-E(6).

Once the recommended remedial measures to be implemented at the property are completed, a report demonstrating the successful implementation of the tasks should be forwarded to the VRAP. Upon determining successful conclusion of the remedial tasks, the Department will issue to Village at Little Falls, LLC and Lumis, Inc. a Commissioner's Certificate of Completion.

If you have any questions regarding this letter, please feel free to call me at 207-287-4854.

Sincerely,



Nicholas J. Hodgkins
Division of Remediation
Bureau of Remediation & Waste Management

Pc: D. Todd Coffin, Ransom
Jon Woodard, Maine DEP

VIL_RESP00734

<p align="center">CEII REQUEST FORM Submit form to CEII Coordinator 888 First Street, NE Washington, DC 20426 Or via facsimile at 202-208-2106</p>	
REQUESTER'S INFORMATION	EMPLOYER/CLIENT INFORMATION
Requester's name & title: Stephen A. Etzel, Vice President	Name of entity on whose behalf request is filed: HRC-VILLAGE AT LITTLE FALLS, LLC , a Maine limited liability company
Any other names, e.g., maiden name, used by requester and dates used: none	Address of entity listed above: 2 Market Street, Portland, Maine 04101
Requester's address: [Redacted]	Phone number of entity listed above: [Redacted]
Requester's phone number: [Redacted]	
Requester's date of birth: [Redacted]	
Requester's place of birth: [Redacted]	
Requester's social security number (optional): [Redacted]	
Description of information requested: Little Falls Dam, Windham Maine, Exhibits A, F and G to Project No. 2941-002 Your #280843	
Statement explaining need and intended use of the information: I represent the landowner abutting the dam who intends to demolish an abutting mill building and wants to be sure that the demolition will not inadvertently impair the dam	
Are you willing to sign and abide by an appropriate agreement limiting your use and disclosure of the information requested? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Signature: [Redacted]	Date: March __, 2007

Where to Send Comments on Public Reporting Burden.

The public reporting burden for this collection of information is estimated to average 15 minutes per response including the time for reviewing instructions, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection, including suggestions for reducing this burden to the Federal Energy Regulatory Commission, 888 First St., NE, Washington, DC 20426 (Attn: Mr. Michael Miller) and to the Office of Information and Regulatory Affairs, Office of Management and Budget, Washington, DC 20503 (Attn: Desk Officer for the Federal Energy Regulatory Commission).

VIL_RESP00735